

CEDA Regional Planning Commission
Regular Meeting – 2 p.m.
Thursday, April 6, 2006

Administration Building
of the former Springview Center
3130 East Main Street
Springfield, OH 45505

AGENDA

- | | |
|--|------------------------------------|
| 1. Minutes – March 2, 2006 (Regular) | <i>Discussion &
Action</i> |
| 2. Zoning Amendments City of Springfield
06-ZA-2 Shooting Range | <i>Discussion &
Action</i> |
| 3. Zoning Amendments City of Springfield
06-ZA-3 Conditional Use | <i>Discussion &
Action</i> |
| 4. Zoning Amendments City of Springfield
06-ZA-4 CC-2 Hotel | <i>Discussion &
Action</i> |
| 5. Staff Comments | <i>Discussion</i> |
| 6. Adjournment | <i>Action</i> |

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Minutes

Central CEDA Regional Planning Commission

Regular Meeting ~ 2 p.m.
Thursday, March 2, 2006

Administration Building of the former Springview Center
3130 East Main Street
Springfield, OH 45505

Mr. Max Cordle, Chairperson of the Central CEDA Regional Planning Commission of Clark County Ohio, called the meeting to order at 2:00 p.m.

Present: Mr. Max Cordle, Mr. Gene Barnett, Mr. Michael Hanlon, Mr. Dan Kelly, and Ms. Sally Riley.

Absent: Mrs. Kim Marshall and Mr. Michael Spradlin

Minutes ~ February 2, 2006 (Regular Meeting)

Mr. Barnett stated that the information in the Staff Comments section regarding the Farmland Preservation workshop should be: "Farmland Preservation: Finding the Balance That Works" to be held at the Clark County Fairgrounds on February 28th and March 1st. *(note: after review of the taped proceedings, the comments were accurately reflected in the minutes).*

RPC: 3-10-2006: Minutes ~ February 2, 2006 (Regular Meeting)

Motion by Mr. Barnett and seconded by Ms. Riley to approve the minutes as modified.

VOTE: Motion carried unanimously.

CSSB-2006-1 ~ Subdivision ~ Nextedge Applied Research and Technology Park – Phase I – Preliminary & Final ~ City of Springfield ~ 108.71 acres ~9 lots ~ East National Rd. at Titus Rd.

Heather Whitmore, Planning and Zoning Administrator for the City of Springfield, presented the staff report on the subdivision case submitted by Raymond Hagerman. Ms. Whitmore highlighted information contained in the staff report and on the maps and drawings. Phase I is approximately 108 acres which is about one-half of the overall site. The applicant rezoned the property from Springfield Township A-1 zoning to City of Springfield RDP (Research and Development Park). The Nextedge Park will provide a technology park subdivision for the location of data processing companies, data storage, computer operation companies, research organization, laboratories, and other office uses. The overall development of the Subdivision will be divided into three districts: (1) Data Center, (2) Corporate Office, and (3) Core. Development will be conducted according to the Nextedge Design Guidelines and will be administered by the Nextedge Design Review Board. Phase I of the subdivision includes approximately nine individual lots. These lots may be combined for larger users. City Engineering had no objections. Fire (Dept.) had no objections. The comments of the Clark County GIS Dept. will be addressed following approval. Columbia Gas, Clark Soil and Water, and Planning/Zoning had no objections.

Staff recommends approval.

Mr. Barnett inquired about the buffering on the east side of the property. He noticed that there are houses on the east side that look out onto the fields.

Ms. Whitmore responded that there will be a significant amount of landscaping buffer on the eastern perimeter of the sight. This will take place during Phase II.

Ms. Riley asked if a traffic light would be placed on Rt. 40.

Tim Gothard, City of Springfield, responded that placement of a traffic signal at that location has been discussed with ODOT. When traffic volume warrants a signal, one will be installed. They don't think that the initial volume will warrant a signal.

Mr. Cordle asked if traffic is controlled by the state.

Mr. Gothard responded that there is dual oversight on that piece of Rt. 40. It is inside the city and normally would not have state oversight, but it is limited access, so ODOT does have some authority in that area.

There was a brief discussion regarding corporation lines.

Mr. Barnett asked if there would be another road coming in to the property.

Charles Rinehart, representative for the developer, stated that there is a single entrance, at the location of the old Sheriff's station.

RPC: 3-11-2006 ~ CSSB-2006-1 ~ Subdivision ~ Nextedge Applied Research and Technology Park – Phase I – Preliminary & Final ~ City of Springfield

Motion by Mr. Barnett, seconded by Ms. Riley to grant Approval of the preliminary and final submission of Nextedge Technology Park Phase I located southwest of the corner of St. Rt. 40 and Titus Rd.

VOTE: Motion carried unanimously.

Staff Comments:

Heather Whitmore stated that the city may have text amendments to present at next month's meeting.

Adjournment

RPC: 3-12-2006: Adjournment

Motion Ms. Riley, seconded by Mr. Hanlon to adjourn the meeting.

VOTE: Motion carried unanimously.

The meeting was adjourned at 2:14 p.m.

Mr. Max Cordle, Chairperson

Mr. Shane Farnsworth, Secretary

NOTE FOR MINUTE BOOK: See additional information included following the minutes.

MEMORANDUM

TO: CEDA
FROM: HEATHER WHITMORE, PLANNING AND ZONING ADMINISTRATOR
SUBJECT: SHOOTING RANGE ZONING CODE AMENDMENT
DATE: MARCH 20, 2006

The following text changes are proposed in this memo:

1. **Modify Commercial Recreational uses definition**
2. **Add indoor shooting range definition**
3. **Add outdoor shooting range definition**
4. **Add public nuisance definition**
5. **Add private nuisance definition**
6. **Add indoor and outdoor shooting range to specific uses**
7. **Modify CH-1**
8. **Modify CC-2**
9. **Modify CI-1**
10. **Modify A**

1.

Commercial recreational uses. Facilities which are used primarily for physical exercise or entertainment and which include but are not limited to campgrounds, courts, gyms, swimming pools, locker and training rooms, ~~target or shooting ranges~~, amusement arcades, and billiard halls. This definition does not include massage parlors.

2.

Indoor shooting range. A totally enclosed facility designed to offer a totally controlled firearm shooting environment that includes impenetrable walls, floor and ceiling, adequate ventilation and lighting systems, and acoustical treatment for sound attenuation suitable for the range's approved use.

3.

Outdoor shooting range. An outdoor firearm shooting range on which persons may discharge a firearm for a fee or other remuneration.

4.

Public nuisance. An interference with the common right of the general public or an indefinite number of persons; an unreasonable interference with the health, safety, peace, or comfort of the community.

5.

Private nuisance. An interference with a person's interest in the use and enjoyment of his land.

6.

Specific uses for indoor and outdoor firearm shooting range:

Noise:

- a) Sound cannot exceeds 90 dB(A) for 1 hour out of 24 hours or exceeds 85 dB(A) for 8 hours out of 24 and the receiver is less than ¼ mile from the sound source
- b) Sound does not exceed 80 dB(A) for 8 hours out of 24 or if there are "loud" impulsive sounds on site and the distance from the property boundary and the receiver is one mile or more
- c) Active shooting is to take place during the daytime hours of 7am to 10pm, with curtailed, but not necessarily discontinued activities during evening hours of 7pm to 10pm. Shooting activities should not continue into nighttime hours, 10pm to 7am.

Specific uses for indoor shooting range:

- a) 500 feet from an R-district
- b) 400 feet from an establishment serving alcohol
- c) 500 feet from a school
- d) 400 feet from a public or commercial recreation facility

Specific uses for outdoor shooting range:

- a) Separation shall be a minimum 300 feet between the range and the closest exterior property line.
- b) Access shall be controlled to prevent unregulated entrance to the firing area.
- c) Security fencing shall be provided to prevent an individual from crossing the property downrange.
- d) The design of the backstop downrange shall be as approved by the National Rifle Association.
- e) 5,000 feet from an R-district
- f) 400 feet from an establishment serving alcohol
- g) 5,000 feet from a school
- e) 400 feet from a public or commercial recreation facility

CHAPTER 1121
CH-1 Highway Commercial District

1121.01 Purpose.	1121.05 Accessory uses permitted.
1121.02 Principal uses permitted.	1121.06 General provisions.
1121.03 Provisional uses permitted.	1121.07 Special provisions.
1121.04 Conditional uses permitted.	

1121.01 PURPOSE.

The Highway Commercial District (CH-1) is intended for the location of uses which cater to the motoring public. Accordingly, this district is appropriate in locations along highways, expressways or other major thoroughfares.

1121.02 PRINCIPAL USES PERMITTED.

A lot or building may be occupied by the following principal uses:

- (a) Automobile and truck oriented use.
- (b) Commercial recreational facility.
- (c) Hotel or motel.
- (d) Restaurant.
- (e) Wholesale trade and warehouse establishment.

1121.03 PROVISIONAL USES PERMITTED.

None.

1121.04 CONDITIONAL USES PERMITTED.

A lot or building may be occupied by the following conditional uses:

- (a) Public utility or public use.
- (b) School, specialized private instruction.
- (c) Used merchandise store, including an antique store and flea market.
 Small new items such as trinkets may be sold in conjunction with used merchandise up to 50 percent of gross sales.
 (Ord. 03-244. Passed 7-8-03.)
- (d) Indoor Shooting Range
- (e) Outdoor Shooting Range

CHAPTER 1118
CC-2 Community Commercial District

1118.01 Purpose.	1118.05 Accessory uses permitted.
1118.02 Principal uses permitted.	1118.06 General provisions.
1118.03 Provisional uses permitted.	1118.07 Special provisions.
1118.04 Conditional uses permitted.	

1118.01 PURPOSE.

The purpose of this district is to provide locations for the development of community shopping and business areas which serve a major segment of the community population. In addition to a variety of retail goods and services, these areas may typically feature a number of large traffic generators that require access to major thoroughfares. While these areas are usually characterized by indoor operations, certain permitted uses may have limited outdoor activities as specified. Access to this district should be directly from an arterial or collector street and not through a residential district.

1118.02 PRINCIPAL USES PERMITTED.

A lot or building may be occupied by the following permitted uses:

- (a) Business service establishment, except a drive- in facility.
- (b) Club.
- (c) Food locker.
- (d) Meeting hall.
- (e) Museum and art gallery.
- (f) Office use allowed in the CO-1 District.
- (g) Personal service establishment, except a drive- in facility or tattoo parlor.
- (h) Retail establishment (including a restaurant), except those uses listed as conditional uses.
- (i) Theater.
- (j) Financial Institution.

1118.03 PROVISIONAL USES PERMITTED.

None.

1118.04 CONDITIONAL USES PERMITTED.

A lot or building may be occupied by the following conditional uses:

- (a) Animal specialty service, veterinary clinic, and animal hospital. Such uses shall be subject to the following requirements:
 - (1) The facility shall have no outside runs.
 - (2) Animals shall not be housed outside nor shall cages be stored

outside.

- (3) The building housing the facility shall be sound proofed to minimized the transmission of sound outside the walls of the building. A minimum sound transmission coefficient of 40 shall be maintained.
- (4) All facilities shall be constructed and maintained in such a manner so as to prevent the emission of noxious or offensive odors.
- (5) The facility shall be limited to the care of small domestic animals.
- (b) Automobile and truck oriented use.
- (c) Cemetery.
- (d) Day-care center.
- (e) Commercial recreational use.
- (f) Dwelling located above the ground floor of another principal use allowed in this district, provided the density does not exceed one (1) dwelling unit per 1,800 square feet of lot area.
- (g) Funeral home subject to the requirements of 1135.
- (h) Public utility or public use.
- (i) Religious institution.
- (j) School, specialized private instruction.
- (k) Emergency housing, provided there shall be at least 300 square feet of lot area for each permanent resident and 200 square feet for each guest.
- (l) Drive-in facility for a financial institution.
- (m) Mini-warehouse or self-storage facilities subject to the following requirements:
 - (i) Such mini-warehouse or self-storage facilities must be located at the rear of a lot used for other CC-2 purposes.
 - (ii) The lot on which such use is permitted must have frontage on a thoroughfare as the same is shown on the adopted Thoroughfare Plan of The City of Springfield, Ohio, and entrance and exit to such use shall be from such thoroughfare.
 - (iii) All drives and parking areas serving the use shall have a paved surface such as asphalt, concrete, or like material.
 - (iv) Any such use on a lot located within 150 feet of or abutting a lot having a residential use in an R district shall be screened in accordance with the requirements of Section 1161.02(h) of this Zoning Code.
 - (v) There shall be one (1) off-street parking space for each 3,000 square feet of storage and such off-street parking shall be subject to Section 1158.02(b) of this Zoning Code.
- (n) Indoor Shooting Range

CHAPTER 1122
CI-1 Intensive Commercial District

1122.01 Purpose.	1122.05 Accessory uses permitted.
1122.02 Principal uses permitted.	1122.06 General provisions.
1122.03 Provisional uses permitted.	1122.07 Special provisions.
1122.04 Conditional uses permitted.	

1122.01 PURPOSE.

The Intensive Commercial District (CI-1) is intended to provide areas for those sales and service functions and businesses whose operations are typically characterized by outdoor display, storage and/or sale of merchandise, by repair of motor vehicles, by outdoor commercial amusement and recreational activities, and by activities or operations conducted in buildings or structures not completely enclosed. Special attention must be directed toward buffering the negative aspects of these uses upon any residential use. Access to this district should be directly from an arterial or collector street and not through a residential district.

1122.02 PRINCIPAL USES PERMITTED.

A lot or building may be occupied by the following principal uses:

- (a) Automobile and truck oriented use.
- (b) Club.
- (c) Carpet and rug cleaning establishment.
- (d) Contractor, special trade--office, yard, and pre-assembly yard.
- (e) Consignment shop.
- (f) Equipment rental agency.
- (g) Farm implement dealer.
- (h) Floor covering store.
- (i) Hardware and building supply store.
- (j) Lumber yard.
- (k) Marine equipment and supply.
- (l) Meeting hall.
- (m) Museum and art gallery.
- (n) Office use allowed in the CO-1 District.
- (o) Plant nursery and florist shop.
- (p) Repair shop.
- (q) Restaurant.
- (r) Storage building.
- (s) Storage for commercial vehicles and equipment.
- (t) Tattoo Parlor, provided that the lot on which the tattoo parlor is situated shall not abut nor be located within 100 feet of any school, church, or R district.
- (u) Wholesale trade and warehouse establishment.

1122.03 PROVISIONAL USES PERMITTED.

A lot or building may be occupied by the following provisional uses:

- (a) Funeral home subject to the requirements of Chapter 1135.
- (b) Veterinary clinic and animal hospital, provided they shall comply with the requirements of Chapter 1135.
- (c) Manufacturing use engaged in light manufacturing, including compounding, assembly and/or processing of articles, provided:
 - (1) The floor area of the principal use shall not exceed 5,000 square feet,
 - (2) The lot on which the use is located shall not be contiguous to a lot with a use owned or operated by the same person,
 - (3) A person intending to establish such use can demonstrate compliance with the performance standards of Chapter 1161 through certification by a registered professional engineer or other qualified person, and
 - (4) The following uses shall be prohibited:
 - A. Chemicals and allied products, manufacture of.
 - B. Disposal, reduction or dumping of dead animals or offal.
 - C. Explosives, manufacture of.
 - D. Grain processing.
 - E. Leather tanning.
 - F. Meat packing.
 - G. Radioactive waste storage or disposal.
 - H. Rubber and plastics, manufacture of.
 - I. Sawmills.
- (d) Retail establishment, other than listed, when associated with the uses allowed in this district and provided that not more than 40 percent of the total ground floor area shall be devoted to the retail display of merchandise.

1122.04 CONDITIONAL USES PERMITTED.

A lot or building may be occupied by the following conditional uses:

- (a) Adult business, provided it shall not be located within 500 feet of an R district, public park, religious institution, or school nor within 100 feet from a bar, cocktail lounge or tavern or another adult business. No alcoholic beverage shall be served on the premises.
- (b) Commercial recreational use.
- (c) Dwelling located above the ground floor of another principal use permitted in this district, provided the density shall not exceed one (1) dwelling unit per 1,800 square feet of lot area.
- (d) Manufacturing use engaged in light manufacturing, including compounding, assembly and/or processing of articles, where the floor area of the principal use exceeds 5,000 square feet but not more than 15,000 square feet.
- (e) Laundry, cleaning, and garment services, including dry-cleaning plants, carpet and upholstery cleaning establishments, and other uses listed in Industry Group 721 of the *Standard Manufacturing Classification Manual*.
- (f) Public utility or public use.
- (g) Schools, specialized private instruction.
- (h) Indoor Shooting Range

CHAPTER 1105
A Agricultural District

1105.01 Purpose.	1105.05 Accessory uses.
1105.02 Principal uses permitted.	1105.06 General provisions.
1105.03 Provisional uses permitted.	1105.07 Special provisions.
1105.04 Conditional uses permitted.	

1105.01 PURPOSE.

The purpose of this district is to provide for areas of open space or of managed growth in which agricultural uses of land may establish or continue until such time as the City is able to provide municipal services required of urban development. In some areas agricultural uses may be the ultimate preferred development. Upon the provision of municipal services, the City or a property owner may initiate rezoning of property for uses consistent with the intended use of the property in the future. Accordingly, A districts are illustrated on the Zoning Map as to their future intended land use by the designations of either A (for agricultural use) A-R (for residential use), A-C (for commercial use), or A-I (for manufacturing use).

1105.02 PRINCIPAL USES PERMITTED.

A lot or building may be occupied by the following principal uses:

- (a) Agricultural use.
- (b) Dwelling, farm.

1105.03 PROVISIONAL USES PERMITTED.

A lot or building may be occupied by the following provisional uses:

- (a) Composting operation, provided it shall be located a minimum of 1320 feet from an R district boundary.
- (b) Stable or kennel, subject to the requirements of Chapter 1135.
- (c) For an agricultural use with hogs, a certificate from the Clark County Combined Health District shall be obtained.
(Ord. 03-288. Passed 8-19-03.)

1105.04 CONDITIONAL USES PERMITTED.

A lot or building may be occupied by the following conditional uses:

- (a) Cemetery or mausoleum, subject to the requirements of Chapter 1135.
- (b) Club, subject to the requirements of Chapter 1135.
- (c) Communication tower or satellite receiving device, subject to the requirements of Chapter 1135.
- (d) Dwelling, family home or day-care home, provided the dwelling existed as a farm dwelling on the effective date of this ordinance. The resident family need not maintain and operate, own, nor have a leasehold interest in the farm of which the original farm dwelling was a part.
- (e) Public utility or public use.
- (f) Recreation camp.
- (g) Indoor Shooting Range
- (h) Outdoor Shooting Range

MEMORANDUM

TO: CEDA
FROM: HEATHER WHITMORE, PLANNING AND ZONING ADMINISTRATOR
SUBJECT: CONDITIONAL USE: ZONING CODE AMENDMENT
DATE: MARCH 20, 2006

1172.05 CONDITIONAL USES.

(a) The Board shall have the power and original jurisdiction to hear and decide, in accordance with the provisions of this Springfield Zoning Code, applications, filed as hereinbefore provided, for conditional uses.

(b) Application. Any person seeking a conditional use permit shall file a written application on a form to be prescribed by the Director of Engineering and Planning and in accordance with Section 1172.03 of the Springfield Zoning Code. The application shall specify the section of the Springfield Zoning Code under which the conditional use permit is sought and may suggest, in a draft conditional use permit, such proposed conditions as the applicant believes are necessary and sufficient to warrant issuances of the conditional use permit applied for. The application shall include such evidence as is necessary and sufficient to demonstrate that issuance of the applied for conditional use permit is warranted when the standards identified in subdivision (c) of this Section are applied. The application shall include the following material, at a minimum:

- (1) a site and development plan at an appropriate scale showing proposed placement of structures on the subject property; provisions for ingress and egress, offstreet parking and offstreet loading areas, and refuse and service areas; and required yards and other open spaces;
- (2) plans showing proposed locations for utility hook-ups;
- (3) plans for proposed screening and buffering, if any, with reference as to type, dimensions, and character;
- (4) proposed landscaping; signs and exterior lighting, if any, including type, dimensions, and character.

Where this Springfield Zoning Code places additional regulations on specific conditional uses, the application should demonstrate that such requirements will be met.

(c) In considering an application for a conditional use permit, the Board shall give due regard to the nature and condition of all adjacent uses and structures, and the therewith of the proposed use and development. Before authorizing a use as a conditional use, the Board shall review the facts and circumstances of each proposed conditional use in terms of the following standards and shall find adequate evidence showing that the proposed conditional use at the proposed location:

- (1) Would not be hazardous, harmful, noxious, offensive or a nuisance to the

surrounding neighborhood by reason of noise, smoke, odor, vibration, dust and dirt, cinders, noxious gases, glare and heat, fire and safety hazards, sewage wastes and pollution, transportation and traffic, aesthetic and psychological effects. The Board shall use and give recognition to those performance standards which are available in model codes or ordinances, or have been developed by planning, manufacturing, health, architectural and engineering organizations, and can be applied to the proposed use, to assist it in reaching a fair and objective decision;

- (2) Is in fact a conditional use as established under the provisions of this Springfield Zoning Code as eligible to be permitted in the district involved;
- (3) Will be harmonious with and in accordance with the general objectives, or with any specific objective of this Springfield Zoning Code;
- (4) Will be designed, constructed, operated and maintained as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and that the use will not change the essential character of the same area;
- (5) Will be served adequately by essential public facilities and services such as highways, streets, police and fire protection, drainage structures, refuse disposal, water and sewer, and schools, or that the persons or agencies responsible for the establishment of the proposed use shall be able to provide adequately any such services;
- (6) Will not create excessive additional requirements at public cost for public facilities and services and will not be detrimental to the economic welfare of the community;
- (7) Will have ingress and egress for the subject property which shall be so designed as not to create an interference with traffic on surrounding public thoroughfares and which shall not be detrimental to vehicular and pedestrian safety and convenience, traffic flow and control, and access in case of fire or catastrophe.
- (8) Will locate offstreet parking, loading areas, refuse deposit locations, service areas, utility hookup facilities, signs and exterior lighting so as not be detrimental to vehicular and pedestrian safety and convenience, traffic flow and control, and access in case of fire or catastrophe and so as not to result in detrimental economic, noise, glare or odor effects on adjoining properties and properties generally in the district.

(d) In considering the compatibility of the proposed conditional use with all adjacent uses and structures, the Board shall give consideration to:

- (1) The existing land use pattern;
- (2) The impact of the proposed conditional use upon the load on public facilities such as schools, utilities, and streets;
- (3) Changed or changing conditions which find the proposed use to be advantageous to the community and the neighborhood;
- (4) The impact of the proposed use upon living conditions in the neighborhood;
- (5) The impact of proposed use upon traffic congestion and public safety matters;
- (6) The impact of the proposed use upon stormwater drainage;
- (7) The impact of the proposed use upon light and air to adjacent areas;
- (8) The impact of the proposed use upon property values in the adjacent area;
- (9) The impact of the proposed use upon the improvement or development of adjacent property in accordance with existing regulations;

(10) The impact of the proposed use with regard to the scale of needs of the neighborhood or the community.

(e) Upon authorizing a conditional use, the Board shall impose such requirements and conditions with respect to location, construction, maintenance and operation, in addition to those expressly stipulated in this Springfield Zoning Code for the particular conditional use, as the Board may deem necessary for the protection of adjacent properties and the public interest in furtherance of the purpose of this Springfield Zoning Code. The Board shall issue written findings of fact and its written determination that the standards specified in subdivision (c) of this Section, when applied to the conditional use permit applied for, warrant issuance of the conditional use permit.

(f) If, upon consideration of the application and the applicant's evidence submitted along with its application and after notice and a hearing held by the Board (in accordance with Section 1172.03 of the Springfield Zoning Code) on the issuance of the applied for conditional use permit, the Board is unable to find adequate evidence showing that the proposed conditional use at the proposed location is warranted when the standards specified in subdivision (c) of this Section are applied, then no conditional use permit shall issue. In denying issuance of a conditional use permit, the Board shall issue written findings of fact and its written determination that the standards specified in subdivision (c) of this Section when applied to the conditional use permit applied for do not warrant issuance of the conditional use permit.

(g) Repeated Applications. No person shall file a second or subsequent application for a conditional use permit for a particular parcel of property, or part thereof, until the expiration of twelve (12) calendar months from the date of denial of the initial conditional use permit applied for; unless, the Board specifically waives the waiting period based upon a determination that either:

- (1) That the new application proposes conditional use materially different from the initial conditional use which was denied or
- (2) That not waiving the waiting period will impose a substantial hardship on the applicant resulting from the applicant's mistake or inadvertence or
- (3) That newly discovered matters warrant waiving the waiting period.

MEMORANDUM

TO: CEDA
FROM: HEATHER WHITMORE, PLANNING AND ZONING ADMINISTRATOR
SUBJECT: STAFF INITIATED TEXT AMENDMENT: CC-2 HOTEL ZONING CODE AMENDMENT
DATE: MARCH 20, 2006

The following text changes are proposed by this request (please see attached exhibits):

1. Modify Chapter 1118 to add hotel and motel as a principle.

CHAPTER 1118
CC-2 Community Commercial District

1118.01	Purpose.	1118.05	Accessory uses permitted.
1118.02	Principal uses permitted.	1118.06	General provisions.
1118.03	Provisional uses permitted.	1118.07	Special provisions.
1118.04	Conditional uses permitted.		

1118.01 PURPOSE.

The purpose of this district is to provide locations for the development of community shopping and business areas which serve a major segment of the community population. In addition to a variety of retail goods and services, these areas may typically feature a number of large traffic generators that require access to major thoroughfares. While these areas are usually characterized by indoor operations, certain permitted uses may have limited outdoor activities as specified. Access to this district should be directly from an arterial or collector street and not through a residential district.

1118.02 PRINCIPAL USES PERMITTED.

A lot or building may be occupied by the following permitted uses:

- (a) Business service establishment, except a drive-in facility.
- (b) Club.

- (c) Food locker.
- (d) Meeting hall.
- (e) Museum and art gallery.
- (f) Office use allowed in the CO-1 District.
- (g) Personal service establishment, except a drive-in facility or tattoo parlor.
- (h) Retail establishment (including a restaurant), except those uses listed as conditional uses.
- (i) Theater.
- (j) Financial Institution.
- (k) Hotel or motel.

1118.03 PROVISIONAL USES PERMITTED.

None.

1118.04 CONDITIONAL USES PERMITTED.

A lot or building may be occupied by the following conditional uses:

- (a) Animal specialty service, veterinary clinic, and animal hospital. Such uses shall be subject to the following requirements:
 - (1) The facility shall have no outside runs.
 - (2) Animals shall not be housed outside nor shall cages be stored outside.
 - (3) The building housing the facility shall be sound proofed to minimized the transmission of sound outside the walls of the building. A minimum sound transmission coefficient of 40 shall be maintained.
 - (4) All facilities shall be constructed and maintained in such a manner so as to prevent the emission of noxious or offensive odors.
 - (5) The facility shall be limited to the care of small domestic animals.
- (b) Automobile and truck oriented use.
- (c) Cemetery.
- (d) Day-care center.
- (e) Commercial recreational use.
- (f) Dwelling located above the ground floor of another principal use allowed in this district, provided the density does not exceed one (1) dwelling unit per 1,800 square feet of lot area.
- (g) Funeral home subject to the requirements of 1135.
- (h) Public utility or public use.
- (i) Religious institution.
- (j) School, specialized private instruction.
- (k) Emergency housing, provided there shall be at least 300 square feet of lot area for each permanent resident and 200 square feet for each guest.
- (l) Drive-in facility for a financial institution.
- (m) Mini-warehouse or self-storage facilities subject to the following requirements:
 - (i) Such mini-warehouse or self-storage facilities must be located at the rear of a lot used for other CC-2 purposes.
 - (ii) The lot on which such use is permitted must have frontage on a thoroughfare as the same is shown on the adopted Thoroughfare Plan of The City of Springfield, Ohio, and entrance and exit to such use shall be

from such thoroughfare.

- (iii) All drives and parking areas serving the use shall have a paved surface such as asphalt, concrete, or like material.
- (iv) Any such use on a lot located within 150 feet of or abutting a lot having a residential use in an R district shall be screened in accordance with the requirements of Section 1161.02(h) of this Zoning Code.
- (v) There shall be one (1) off-street parking space for each 3,000 square feet of storage and such off-street parking shall be subject to Section 1158.02(b) of this Zoning Code.

1118.05 ACCESSORY USES PERMITTED.

The accessory uses permitted in this district may include but are not limited to the following:

- (a) Storage space, provided the space shall not exceed 40 percent of the total floor area for the principal use and storage area.

1118.06 GENERAL PROVISIONS.

All principal and accessory uses and structures permitted within this district shall be subject to the requirements of Title Four and Title Five and to the supplemental requirements of Title Six, where applicable.

1118.07 SPECIAL PROVISIONS.

Development of a lot or separate tract larger than two (2) acres shall be subject to the Special Provisions of Subsection 1108.07(b).